

and part of Parcel 2 to Charles D. Walter, Jr., reserving unto herself the right to convey, sell, mortgage, lease or otherwise dispose of the said property as if the date has never been executed. The said deed makes reference to the unrecorded deed from Dr. W. Zentz and wife to Charles D. Walter, Sr.

SIXTH: that the assessment records of Frederick County, Maryland, from 1898 to 1910 show that land on the south side of East Main Street in Thurmont was assessed to Dr. W. Zentz, that the next index book beginning with the year 1910 shows no land on the south side of East Main Street in Thurmont assessed to Dr. W. Zentz but does show land assessed to Ella C. Martin & Charles D. Walter, Sr.; that the assessment records from 1910 to 1918 show that land on the south side of East Main Street in Thurmont was assessed to Charles D. Walter, Sr., that the assessment records from 1918 to 1960 show that land on the south side of East Main Street in Thurmont was assessed to Mrs. Charles D. Walter; that the assessment records from 1960 to date show that land on the south side of East Main Street in Thurmont is assessed to Charles D. Walter, Jr.

SEVENTH: that the Land Records and Orphans' Court Records of Frederick County, Maryland, do not reveal any other transfer of the aforesaid Parcel 1 and Parcel 2.

EIGHTH: that the aforesaid Parcel 1 and Parcel 2 have been claimed by Charles D. Walter, Sr., Della Liday, formerly Della Walter, and Charles D. Walter, Jr., actually, openly, hostilely, notoriously, exclusively, under claim of title and ownership, without fragment of rent, continuously and uninterruptedly for the last 48 years and they have paid the taxes for the same 48 years on the same.

NINTH: that a question has been raised as to whether your Complainants have a good and marketable title to the aforesaid Parcel 1 and Parcel 2 due to the fact that Charles D. Walter, Sr. claimed the aforesaid Parcel 1 and Parcel 2 under an unrecorded deed.